

STATEMENT OF PROPOSED CHANGE

RE#-016562-000-00 is 5.08 acre parcel, with frontage on Cooks Lane. The Future Land Use Map (FLUM) designation for the property is currently Mixed Use and the zoning category for the property is R-3, High Density. The property was split from the adjacent property in 2022 with the property that fronts on Energy Cove Court. The original intent was to develop the property that fronts Energy Cove Court for warehouses and the property fronting on Cooks Lane for multi-family development. The owner of both properties now intends to develop both parcels for warehouse development. The subject property will have access through the adjacent property to Energy Cove Court. The subject property will only have access to Energy Cove Court and will not be allowed to access on Cooks Lane. A site-specific Comprehensive Plan Text amendment is being applied concurrently to ensure the subject property will not have access to Cooks Lane. A FLUM amendment to Industrial is required to allow for the property to be developed for warehouses. A companion rezoning application has been applied for to rezone the subject property to M-1.

The FLUM amendment for the 5.08 acres will allow the portion of the property with frontage on Energy Cove Court to be developed with warehouses. A warehouse development is compatible with the existing development on Energy Cove Court. The development of warehouses on the site will promote economic development in Green Cove Springs and will increase the property value of the parcel.